

**AGENDA  
Zoning Board  
Borough of Rumson  
April 16, 2019  
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

**1. Postponed Indefinitely / New Public Notice Required.** The continued application of **Marino Mazzei**, 3 Hill Pond Lane (Block 93, Lot 16.07, R-1 Zone) to construct a cabana at the existing premises. The property is currently non-conforming in Lot Frontage 200 feet Required; 32.17 feet Existing and Interior Lot Shape 115 feet Required; Lot shape is non-compliant. The residence is currently non-conforming in Front Setback 100 feet Required; 92.3 feet Existing Side Setback Required one side 56 feet and total sides of 128 feet; Existing one side 40.9 feet and total sides of 225.9 feet., Maximum Building Coverage 6,292 sf. Permitted; 6,816 sf. Existing and Maximum Floor Area 10,261 sf. Permitted; 11,385 sf. Existing. New construction will increase non-conformity in Maximum Building Coverage 6,292 sf. Permitted; 7,805 sf. Proposed, Maximum Floor Area 10,261 sf. Permitted; 12,320 sf. Proposed and create non-conformity in Maximum Lot Coverage 17,185 sf. Permitted; 18,176 sf. Proposed.

**2.** The application of **Kevin & Beth Connors**, 14 Monmouth Avenue (Block 131, Lot 7, R-4 Zone) to extend existing covered front porch to side of residence, dormer addition and an internal stairway addition to the existing detached garage at the existing premises. In addition, the garage will be insulated and sheet-rocked, but not heated. The property is currently non-conforming in Interior Lot Shape 50 feet Required ; 25 feet Existing, Maximum Lot Coverage 3,973 sf. Permitted; 4,091 sf. Existing and Maximum Building Coverage 2,096 sf. Permitted; 2,694 sf. Existing. The residence is currently non-conforming in Building Front Setback 35 feet Required; 28.4 feet Existing, Porch Front Setback 30 feet Required; 25.9 feet Existing and Rear Setback 40 feet Required; 18.5 feet Existing. The detached garage is currently non-conforming in Maximum Accessory Building Height 16 feet Permitted; 17.8 feet Existing, Accessory Building Side Setback 8 feet Required; 3.1 feet Existing and Rear Setback 8 feet Required 2.3 feet Existing (accessory setbacks increase due to building height exceeding the 16 foot permitted building height by 1.8 feet). New construction will increase non-conformity in Maximum Lot Coverage 3,973 sf. Permitted; 4,091 sf. Existing; 4,373 sf. Proposed and Maximum Building Coverage 2,096 sf. Permitted; 2,694 sf. Existing; 2,949 sf. Proposed.

**3.** The application of **Justin & Stephanie Cupps**, 2 South Cherry Lane (Corner Bingham Avenue) South Cherry Lane (Primary Front) and Bingham Avenue (Secondary Front) (Block 22, Lot 7, R-4 Zone) to construct a new rear one-story addition and in-ground pool at the existing premises. The residence is currently non-conforming in Bingham Avenue (Secondary Front) Building Front Setback 35 feet Required; 10.1 feet Existing. Resolution approved March 20, 2012 to construct a second floor addition over the existing attached garage a new open front porch, and rear one-story addition. Variance previously granted for secondary front setback 35 feet required; 10.1 feet existing. New construction will create non-conformities in Rear Setback 45 feet Required; 40 feet Proposed, Maximum Building Coverage 2,405 sf. Permitted; 1,963 sf. Existing; 2,621 sf. Proposed and Maximum Floor Area 3,500 sf Permitted; 3,151 sf. Existing; 3,759 sf. Proposed.

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**ADMINISTRATIVE:**

**Approval of March 19, 2019 Minutes**

**Approval of April 16, 2019 Resolutions:**

Bradford Going, 20 Maplewood Avenue (Block 51 Lot 22, R-6 Zone)  
Donald & Kristen Bunnell, 5 Azalea Lane (Block 18, Lot 9, R-1 Zone)

State Shorthand Reporting Service